



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD14-02  
**APPLICANT:** Nicholas Robert Corporation  
**DATE:** January 9, 2014  
**LOCATION:** 213 E. Tonhawa  
**TO:** Interested Neighbors  
**WARD:** 4  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Proposed Townhouse

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning the subject property to allow development of a 3-unit townhouse. This property is currently zoned CO, Suburban Office Commercial District, and rezoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, January 23, 2014 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

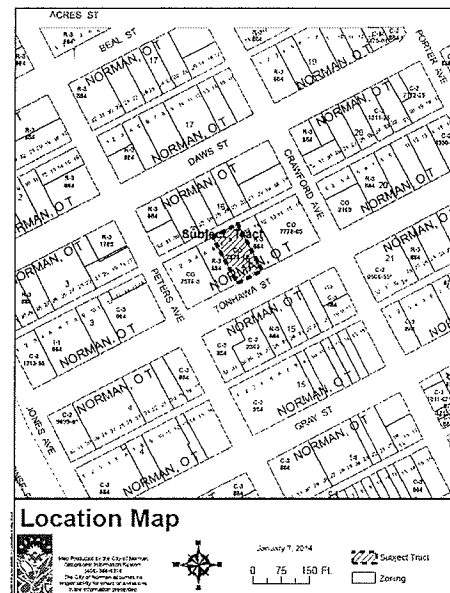
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their February 13, 2014 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Scot Sidwell, (405) 990-2076. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





(B)

Application for

## Pre-Development Informational Meeting

Case No. PD 14-02

City of Norman Planning &amp; Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> <u>NICHELAS/LOBBY corp</u>	<b>ADDRESS</b> <u>743 NW 99TH STREET</u> <u>OKC OK 73114</u>
<b>EMAIL ADDRESS</b> <u>NRCMANAGEMENT@YAHOO.COM</u>	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> <u>SCOTT SIDWELL 990-2076</u> <b>BEST TIME TO CALL:</b>

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 213 E. TONHAWT  
75 X 175 = 13,125 sq. ft. .30 ACRES + -

and containing approximately .3 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

CONSTRUCT ONE BUILDING CONTAINING 3  
TOWNHOMES

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☒ Rezoning to \_\_\_\_\_ District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

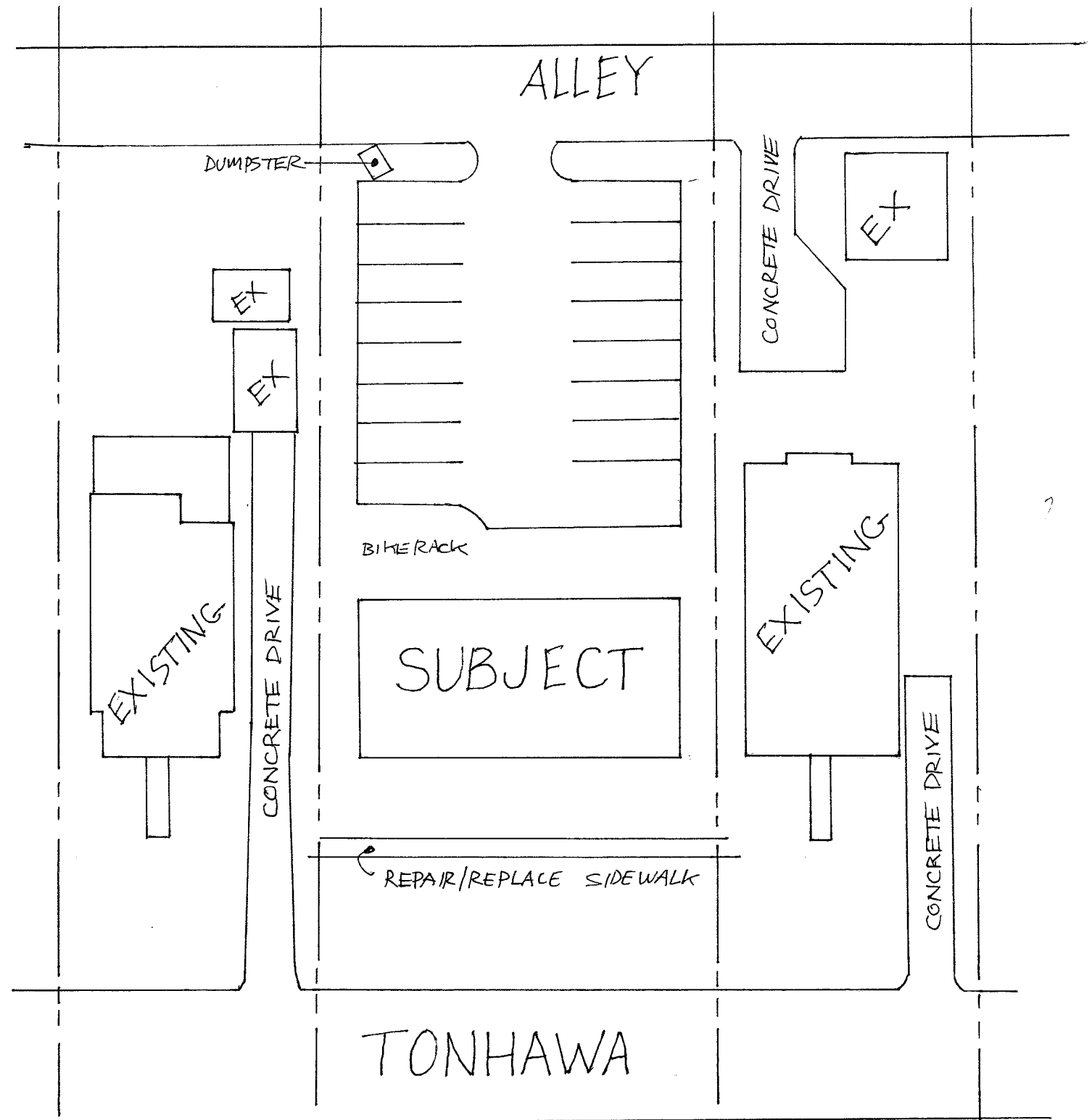
Items submitted:

- ☒ Deed or Legal Description  
☐ Radius Map  
☐ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: COCurrent Plan Designation: Low Density ResConcurrent Planning Commission Review Requested: ☒

Received on:

1-6-14at 11:10 a.m./p.m.by smt



213 E. TONHAWA

$\frac{3}{8}'' = 10'-0''$

